

Monday, January 06, 2014

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

ROLL CALL:

PRESENT: Aeron Arlin-Genet, Ellen Carroll, Frank Honeycutt, Leslie Terry and Kami Griffin

ABSENT: None

This meeting is called to order by Chairperson Kami Griffin.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

2. December 2, 2013 DRAFT SRB Minutes

Consent item a. is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.

Motion by: Aeron Arlin-Genet

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami	x			
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

HEARINGS

3. Continued hearing to consider a request by Richard and Maureen Cicchitelli for a Tentative Parcel Map (CO 12-0080) to subdivide an existing 25,430 square foot parcel into two parcels of 13,589 and 11,941 square feet each for the purpose of sale and/or development. The project includes a road exception request for portions of Grell Lane back to Elm Street (the nearest County maintained road). The proposed project is within the Residential Single Family land use category and is located at 2710 Grell Lane, approximately 500 feet west of the Grell Lane/South Elm Street intersection in the community of Oceano. The site is in the San Luis Bay (Inland) planning area. The Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major

revision of the previous Mitigated Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted.

County File Number: SUB2012-00080 APN(s): 062-303-084

Supervisory District: 4

Date Accepted: October 7, 2013

Stephanie Fuhs, Project Manager

Recommendation: Approval

Bill Robeson, Planning Staff: Reviewing points discussed at the December hearing.

Kami Griffin: requests clarification on legal agreement that was discussed at the last hearing with Mr. Robeson responding.

Whitney McDonald, County Counsel: also, responds to Ms. Griffin's question.

Michael Boyajian: agent, reviews history of proposed property.

Cynthia Valenzuela, neighbor: reviews letter submitted to board.

Kami Griffin: questions if this property is allowed primary and secondary units. Bill Robeson, states will confirm this and get back to the board. Ms. Griffin: suggests adding a condition regarding all development on site be brought into conformance.

Michael Dacey, agent: comments on the additional condition and reviews history of property.

Kami Griffin: questions if this property has two kitchens with Mr. Dacey responding.

Frank Honeycutt: agrees with the addition of condition.

Ellen Carroll: also, in agreement with the addition of condition.

Kami Griffin: discusses reasons of support on the proposed project.

Aeron Arlin-Genet: states the Air Pollution Control District promotes project such as this one and is also in support of project.

Frank Honeycutt: discusses the road abandonment and it being a public road.

Bill Robeson: responds to Kami Griffin's original question regarding if secondary dwellings are allowed on this property.

Kami Griffin: reads new condition in the record and states it's placement as new Condition 22.

The Subdivision Review Board approves Document Number: 2014-001_SRB granting Tentative Parcel Map (SUB2012-00031/CO 12-0080) to RICHARD AND MAUREEN CICCHITELLI based on the Findings A. through N. in Exhibit A and subject to the Conditions 1 through 22 in Exhibit B; with clarification on condition 21 reading " All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map." and adding New Condition #22 to read " Prior to recordation of the final map, all development on the site will be brought into conformance with Land Use Ordinance standards." adopted

Motion by: Frank Honeycutt

Second by: Aeron Arlin-Genet

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
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Griffin, Kami	x			
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

Kami Griffin: reviews appeal process.

Cynthia Valenzuela: requests clarification on the final motion with Ms. Griffin responding.

4. A request by Monty Red for a Lot Line Adjustment (COAL 13-0083) to adjust the lot lines between two (2) parcels of 5,600 square feet and 2,800 square feet. The adjustment will result in two (2) parcels of 3,500 square feet and 4,900 square feet. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Single-Family land use category and is located at 3486 Shearer Avenue in the community of Cayucos. The site is in the Estero planning area.
 County File Number: SUB2013-00027 Assessor Parcel No.: 064-432-028
 Supervisorial District: 2 Date accepted: October 16, 2013
 Megan Martin, Project Manager Recommendation: Approval

Meghan Martin, Project Manager: presents staff report.

Mike Stanton, agent: reviews proposed project.

The Subdivision Review Boards notes a Class 5 Categorical Exemption (ED13-080) was issued on November 14, 2013 and approves Document Number 2014-002_SRB granting Lot Line Adjustment (SUB2013-00027/COAL 13-0083) to MONTY RED based on the Findings A. through C. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. adopted

Motion by: Frank Honeycutt

Second by: Ellen Carroll

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami	x			
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

PLANNING STAFF UPDATES

5. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: February 3, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Subdivision Review Board

Minutes will be approved at the February 3, 2014 Subdivision Review Board meeting.